CATES BUILDING, INC.

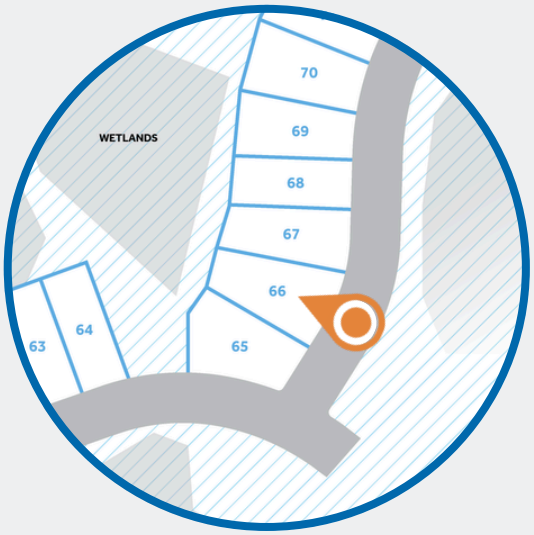
HOMESITE 66

4145 Workman Loop
Leland, NC



*Artistic Rendering not lot specific.
For representation purposes only.

EAST LAKE
— CHANNEL WALK —



.18 ACRE

THE WEYMOUTH HOMEPLAN

ELEVATION F

1,854 SQFT | 4 BR | 2 BA | 2 CAR GARAGE W/ WORK AREA

OVERVIEW

Nestled in the welcoming, family-friendly community of East Lake - Channel Walk in Leland, NC, Caviness & Cates offers modern homes designed for every stage of life. This thriving, fast-growing area blends relaxed suburban charm with convenient access to everything you need.

Just minutes from Downtown Leland and only 12–15 minutes from vibrant Downtown Wilmington, residents enjoy top-rated shopping, dining, parks, and the North Carolina coast. Major highways like I-140 and Highway 17 make commuting and beach getaways effortless, delivering the perfect balance of community connection and coastal convenience.

PHOTOS, OPTIONS, VIRTUAL TOURS & MORE

SALES AND MARKETING BY:
FMB
FONVILLE MORISEY BAREFOOT

NEW HOME SPECIALISTS
910.405.8311 • info@cavinessandcates.com

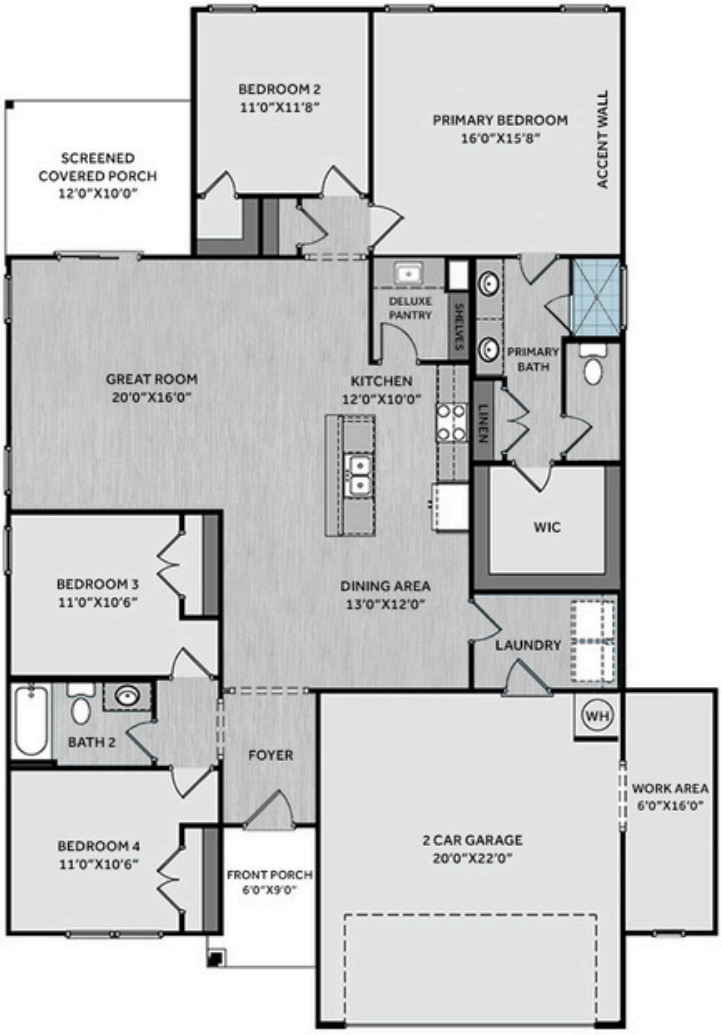
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THE WEYMOUTH HOMEPLAN

LOT 66 | ELEVATION F

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The foyer opens into the great room, kitchen, and dining area for bright, open-concept living. The kitchen showcases a large island overlooking the great room, “Arctic White” quartz countertops, white shaker cabinetry, herringbone backsplash, deluxe pantry with a prep sink, dining area, and stainless-steel appliances. The spacious great room offers access to the rear screened-in covered porch for seamless indoor-outdoor living. A mudroom is conveniently located off the garage entry. The private primary suite showcases a SW "Sea Salt" board and batten accent wall, while an en-suite bath features a dual quartz vanity, walk-in tile shower, linen closet, and a spacious walk-in closet. Two additional bedrooms off the foyer share a full hall bath, while a fourth bedroom near the primary suite is ideal for guests or a home office. Exterior details include low-maintenance vinyl siding with board and batten accents, dimensional roof shingles, and a covered front porch with a SW "Acacia Haze" door and smart keypad entry. Additional highlights include a 2-car garage with a work area, fiber optic internet availability, Energy Plus certification, and a 1-2-10 in-house builder warranty.

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KITCHEN







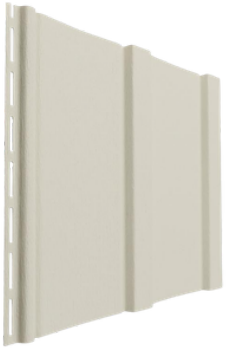
BATHROOM



FLOORING




EXTERIOR



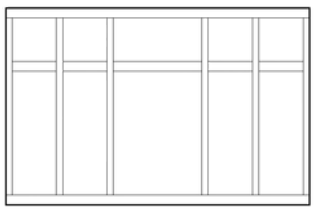



LIGHTING






PAINT



APPLAINCES





 See last page for disclaimer.

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THE WEYMOUTH HOMEPLAN

LOT 66 | ELEVATION F

1,854 SQFT | 4 BR | 2 BA | 2 CAR GARAGE W/ WORK AREA

Kitchen

- Moen Method One-Handle Pullout Kitchen Faucet in a Spot Resist™ Stainless Finish
- Standard Stainless Steel 50/50 Double Bowl Sink
- Markraft Shaker Edyn White Flat Panel Cabinets w/ BP20576195 Brushed Nickel Pulls
- Coved Crown on Kitchen Cabinets
- Flat Polish Edge 2CM Arctic White Quartz Countertop
- 4x12 Herringbone Rectangle Undulated - Mythology / MY93 4x12 w/ #94 Walnut Grout - Set in Herringbone Pattern Kitchen Backsplash
- Frigidaire Electric Stainless Steel Appliances
  - 30" Electric Range with EvenTemp™ - FCRE3062AS
  - 1.8 Cu. Ft. Over-The-Range Microwave - FMOS1846BS
  - 24" Built-In Tall Tub Dishwasher - FDPC4314AS

Bathroom

- Moen Chateau Chrome Plumbing Package (Whole House)
- Frost White Quartz Countertops w/ Square Bowls
- Markraft Shaker Edyn White Flat Panel Cabinets w/ BP20576195 Brushed Nickel Pulls
- Adult Height Cabinets in Primary Bath & Bath #2
- Deluxe Tile Pattern w/ Fiberglass Pan - Primary Bath Tile Shower 36"x60" / Wall: AV17 12x24 Staggered w/ #90 Light Pewter Grout / Floor: Fiberglass Shower Pan
- Raised/Elongated ADA Gerber Banner Toilet in Primary Bath & Gerber Banner Elongated Bowl Toilet in Bath #2

Flooring

- Shaw Optimum Plus - Lighthouse #5091 LVP in Foyer, Great Room, Kitchen / Dining Area, Deluxe Pantry, Primary Bath, Bath #2, Laundry
- Shaw Graceful Finesse Ecru Carpeting in Primary Bedroom/WIC, Bedroom #2, Bedroom #3, Bedroom #4

Interior Paint & Trim

- Sherwin Williams Flat Primary Interior Color: City Loft SW7631 w/ White Ceilings
- Embark Trim Package w/ 3 ¼" Baseboard and 2 ¼" Casings on all Doors & Windows
- Accent Wall Option #3 – Board & Batten Panel Accent Wall: Satin Painted Sea Salt SW6204 - Primary Bedroom

Lighting

- Embark Generation Lighting Package Brushed Nickel
- Kitchen Lighting w/ Traverse Mirage Fixtures
- Kitchen Pendant Lights: Belton One Light Mini Pendant over Kitchen Island
  - 6114501-962
- Great Room & Primary Bedroom include a Brushed Nickel Designer Ceiling Fan w/ Light Kit
  - Linden 52" Traditional Ceiling Fan - 5LD52BSD

Exterior

- Painted Craftsman 3-Light Glass View over 3-Panel Front Door w/ Smart Keypad Deadbolt
- Covered + Screened Porch
- Front Door Painted: Acacia Haze SW9132
- Moire Black Dimensional Shingles
- Almond Vinyl Body Siding
- Almond Board & Batten Accent
- White Exterior Trim
- Raised Panel Paintable Shutter: Acacia Haze SW9132
- 4 over 1 White Windows
- White Gallery Steel Long Panel Garage Door
- White Gutters on Front of Home

DESIGN OPTIONS SUMMARY

STRUCTURAL

Elevation F	Embark
Rear Covered Porch – 10' x 12'	Included
Optional Garage Storage/Work Area	$6,820
Optional Deluxe Pantry	$5,975

DESIGN CENTER OPTIONS: $14,540

10'x12' White Framing NO Pickets - Screened Porch

Pendant Lights: Belton One Light Mini-Pendant - 6114501-962 (x2- Over Kitchen Island)

Add Accent Wall Option #3 – Painted Board & Batten Panel Accent Wall - Primary Bedroom

Add Coved Crown to Standard Cabinet Layout

LVP Level 1 ILO Level 1 Vinyl - Primary Bath

LVP Level 1 ILO Level 1 Vinyl - Bath #2

LVP Level 1 ILO Level 1 Vinyl - Laundry

Level 3 Deluxe Tile Pattern w/ Fiberglass Pan - Option #1 Tile Shower 36"x60"

Kitchen Backsplash: 4x12 Herringbone Rectangle Undulated - Mythology

Upgrade to Front Door Handleset

SALES PRICE: $399,254

Disclaimer: In an effort to continuously improve and develop our products, Caviness & Cates reserves the right to change products, features, pricing, and specifications without prior notice. Features may vary between homes built within the same community. Please see actual home purchase & sale agreement for additional information, disclosures, and disclaimers. Plans are artistic renderings and may not reflect final product. All information on square footage, acreage, and dimensions should be considered approximate. Consult with New Homes Sales Specialist before writing an offer.